

Glenda Nogami Streufert
Chair

Donna Apisa
Vice Chair

Members:
Melvin Chiba
Helen Cox
Francis DeGracia
Roy Ho
Lori Otsuka

RECEIVED

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COUNTY OF KAUAI PLANNING COMMISSION
NOTICE OF TELECONFERENCE AGENDA

Tuesday, September 8, 2020
9:00 a.m. or shortly thereafter

Microsoft Teams Audio: +1 469-848-0234, Conference ID: 602 169 501#

The meeting will be held via Microsoft Teams conferencing only. Members of the public are invited to join this meeting by calling the number above with the conference ID information. You may testify during the video conference or submit written testimony in advance of the meeting via e-mail or mail. To avoid excessive noise/feedback, please mute your microphone except to testify.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Planning Commission

1. Meeting of June 9, 2020

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT The Planning Commission will accept written testimony for any agenda item herein. Written testimony indicating your 1) name, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted in writing to planningdepartment@kauai.gov or mailed to the County of Kauai Planning Department, 4444 Rice Street, Suite 473, Lihue, Hawaii 96766. Written testimony received by the Planning Department before 9:00 a.m. on Monday, September 7, 2020, will be distributed to Planning Commissioners prior to the meeting. Written testimony received after 9:00 a.m. on Monday, September 7, 2020, will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.

1. Continued Agency Hearing

2. New Agency Hearing

- a. Special Management Area Use Permit SMA(U)-2020-7, Class IV Zoning Permit Z-IV-2020-16, and Use Permit U-2020-13 to allow construction of a new craft brewery building and associated site improvements including on-site parking, driveway, pedestrian bridge, private wastewater system, and operation of food trucks, AND Amendments to Special Management Area Use Permit SMA(U)-88-4, Use Permit U-88-25, Variance Permit V-88-6, Class IV Zoning Permit Z-IV-88-30, as amended, and SMA(U)-2006-1, Project Development Use Permit PDU-2006-1, and Class IV Zoning Permit Z-IV-2006-1 to accommodate parking for the proposed development, allow

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

2. New Agency Hearing (Cont'd)

a. *Hanalei Commercial Company, Inc./Na Pali Brewing Company, LLC. (Cont'd)*

increased land coverage, and reduction in the number of permitted Employee Housing within the eastern portion of Lot 17, involving parcels situated on the mauka side of Kuhio Highway in Hanalei Town, approx. 550 ft. east of the Kuhio Highway/Aku Road intersection, immediately adjacent to property identified as 5-5091 Kuhio Highway, Tax Map Keys: (4) 5-5-009:008 & 009, and containing a total area of 4.165 acres = ***Hanalei Commercial Company, Inc./Na Pali Brewing Company, LLC.*** [Director's Report, S1DR, and attachments to S2DR received by Commission Clerk 7/28/20.; Addition to Agenda received and hearing deferred 8/11/20; S3DR and S4DR received by Commission Clerk 8/18/20.]

1. Supplement No. 3 to Director's Report pertaining to this matter.
2. Supplement No. 4 to Director's Report pertaining to this matter.

3. Continued Public Hearing

4. New Public Hearing

5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)

G. CONSENT CALENDAR

1. Status Reports

2. Director's Report for Project Scheduled for Agency Hearing.

H. EXECUTIVE SESSION

I. GENERAL BUSINESS MATTERS

1. Withdrawal of Petition to Appeal Decision of the Planning Director in the Matter of the Application of ***Blaine Perrella*** appealing zoning classification Determination and Allowable Building Area Determination for Unit B of Kukuna Seaside Estates on land located in Aliomanu, Kawaihau, Puna, Kauai, Hawaii Tax Map Key No. (4) 4-9-005:015 0002.
2. Applicant's Request to Amend Condition No. 16 of Class IV Zoning Permit Z-IV-2012-18, Use Permit U-2012-14, and Special Permit SP-2012-38 to extend the hours of operation involving the recreational shooting facility = ***Benjamin Ellsworth (Kauai Eco Sporting Clays, LLC.)***.
 - a. Director's Report pertaining to this matter.

J. COMMUNICATION (For Action)

1. Housing Director Adam Roversi to provide a briefing on Bill No. 2774 and matters related to amendments to the County of Kauai's Housing Policy.

J. COMMUNICATION (For Action) (Cont'd)

2. Ian Jung, Esq., to provide a briefing on Class IV Zoning Permit Z-IV-2020 to develop a mixed use commercial/multi-family residential project containing spaces for retail, office, and restaurant operations, 62 residential units and associated improvements on a parcel situated within the Lihue Town Core area on the corner of Rice Street and Umi Street, further identified as 3016 Umi Street, Tax Map Key: 3-6-003:010, and containing a total area of 1.5313 acres.

K. COMMITTEE REPORTS

1. **Subdivision** Subdivision Action matters listed in the Subdivision Committee Agenda (attached)

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. **For Action – See Agenda F for Project Descriptions**

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter on October 13, 2020. The Planning Commission anticipates meeting via teleconference, but will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes (“H.R.S.”), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

NOTE: IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ASEGRETI@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

**COUNTY OF KAUAI PLANNING COMMISSION
NOTICE OF SUBDIVISION COMMITTEE TELECONFERENCE AGENDA**

**Tuesday, September 8, 2020
8:30 a.m. or shortly thereafter**

Microsoft Teams Audio: +1 469-848-0234, Conference ID: 112 307 510#

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A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Subdivision Committee

1. Minutes of Meeting on June 9, 2020

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT The Planning Commission will accept written testimony for any agenda item herein. Written testimony indicating your 1) name, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted in writing to planningdepartment@kauai.gov or mailed to the County of Kauai Planning Department, 4444 Rice Street, Suite 473, Lihue, Hawaii 96766. Written testimony received by the Planning Department before 8:30 a.m. on Monday, September 7, 2020, will be distributed to all Planning Commissioners prior to the meeting. Written testimony received after 8:30 a.m. on Monday, September 7, 2020, will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.

G. GENERAL BUSINESS MATTERS

H. UNFINISHED BUSINESS

I. NEW BUSINESS (For Action)

1. Tentative Subdivision Map Approval

- a. Subdivision Application No. S-2021-11
(Kukui‘ula Development Co.)
Proposed 14-lot Subdivision
TMK: (4) 2-6-019:048
Kukui‘ula, Kaua‘i

1) Subdivision Report pertaining to this matter.

2. Final Subdivision Map Approval

- a. Subdivision Application No. S-2018-15
(Kīlauea Ohana Plateau, LLC.)
Proposed 10-lot Subdivision
TMK: (4) 5-2-005:023
Kīlauea, Kaua‘i
- b. Subdivision Application No. S-2019-15
(Matthew Nelson/Stephanie & Katherine Skow)
Proposed 2-lot Subdivision
TMK: (4) 4-7-006:019
Keālia, Kaua‘i

1) Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2019-19
(Kukui‘ula Development Co.)
Proposed 8-lot Subdivision
TMK: (4) 2-6-022:019, 021
Kukui‘ula, Kaua‘i

1) Subdivision Report pertaining to this matter.

- d. Subdivision Application No. S-2020-2
(Kukui‘ula Development Co.)
Proposed 13-lot Subdivision
TMK: (4) 2-6-022:020
Kukui‘ula, Kaua‘i

1) Subdivision Report pertaining to this matter.

I. NEW BUSINESS (For Action) (Cont'd)

3. Tentative Subdivision Extension Request

- a. Subdivision Application No. S-2018-12
(AOAO Kulana Condominium)
Proposed 2-lot Subdivision
TMKs: (4) 4-4-003:089
Kapa'a, Kaua'i

1) Subdivision Report pertaining to this matter.
- b. Subdivision Application No. S-2019-3
(McBryde Sugar Co., LLC./Sunset Strip Properties, LLC.)
2-lot Subdivision
TMKs: (4) 2-4-007:002, 020
Kalāheo, Kaua'i
Proposed 5-lot Boundary Adjustment

1) Subdivision Report pertaining to this matter.
- c. Subdivision Application No. S-2019-8
(Stephanie Fernandes)
TMK: (4) 4-2-005:044
Po'ipū, Kaua'i

1) Subdivision Report pertaining to this matter.
- d. Subdivision Application No. S-2019-16
(Robert S./Kerrilyn R.V. Barros)
TMKs: (4) 2-5-008:005
Lāwa'i, Kaua'i

1) Subdivision Report pertaining to this matter.

J. ADJOURNMENT

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Pursuant to Section 8-27.8 (6) of the Kauaʻi County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

September 08, 2020

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Reasons
SSD-2021-6	Kauaʻi Beach Resort Association	(4) 3-7-003:015	Lihue	Repair Concrete spalling on Bldg. 1, 3, 4, and pool Bldg..
SSD-2021-7	David Schindele	(4) 2-8-017:026 0124	Kōloa	Storage and laundry room conversion
SSD-2021-8	Robert and Andi Ferguson	(4) 5-5-004-040	Hanalei	Covered Lānaʻi addition, remodel, and replace roofing
SSD-2021-9	Three Coconuts, LLC	(4) 5-5-002:003	Hanalei	Fence, hot tub platform, and storage shed
SSD-2021-10	Stewart N. Husband	(4) 1-6-006:011 0001	Waimea	New Single Family Dwelling
SSD-2021-11	Kaupu Kea, LLC	(4) 5-1-004:015	Kīlauea	Demolition of Single family dwelling